

PERMITTED USES IN C2, C3 AND CP
ZONING DISTRICTS INCLUDE THE
FOLLOWING LIST. ALL USES ARE REQUIRED
TO MEET THE REQUIREMENTS OF
THE LAKE COUNTY LAND
DEVELOPMENT REGULATIONS.

- Automotive Repair
- Automotive Service Station/Convenience Store
- Banking
- Bed and Breakfast Inn
- Carwash
- Day Care Center
- Family Day Care Home
- Hotel or Motel
- Marina
- Medical Service
*Medical and Dental Offices, Clinics,
Blood Banks, Medical Laboratories*
- Personal Care Services
*Beauty and Barber Shops, Electrolysis,
Self-service Laundromats*
- Professional Offices
*Accountants, Attorneys, Engineers, Architects,
Surveyors, Draftsman, Photographers, Advertising
Agencies, Insurance Agents, Real Estate*
- Recreation Commercial
*Skating and Roller Rinks, Bowling Alleys,
Miniature Golf Courses, Driving Ranges*
- Restaurants
- Retail - General and Convenience
- Churches

OPEN-AIR VENDORS

Approval of the sale of merchandise or food by an open-air vendor shall not exceed 30 days. Open-air vendors can only be located in commercial zoning and cannot be in an area that interrupts the normal flow of traffic. The following must be provided to Zoning Division staff to obtain a permit:

- Proof of payment of business tax
- A letter of approval from the property owner for location of the business on the property
- Proof of sanitary facilities available to vendor customers
- A site plan showing the location of the vendor indicating sufficient parking for customers
- Additional standards apply for any pyrotechnical merchandise sold



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT

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keyword: gm

**MISSION STATEMENT OF THE
LAKE COUNTY
ZONING DIVISION**

To provide the best customer service possible to the citizens of Lake County by affording a total range of services; continually improving the customer's experience with Lake County Government.

BUILDING AND ZONING REQUIREMENTS FOR BUSINESSES IN LAKE COUNTY



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Zoning Division

For more information about zoning,
contact the Lake County Zoning Division
at (352) 343-9641.

For more information about safety
inspections, contact the Lake County
Building Division at (352) 343-9653.

LOCATING BUSINESSES IN THE APPROPRIATE ZONING DISTRICT

Issuance of a Lake County business tax receipt does not certify compliance with the Lake County Land Development Regulations. It is the responsibility of the occupant of a building or business to make sure they are conducting business in the appropriate zoning district.

SAFETY INSPECTIONS

Any change in occupancy will require a building permit from the Lake County Building Division (Florida Building Code, section 102.2). Once the permit is issued, a safety inspection can be scheduled.

Safety inspections are necessary to determine that the original life-safety measures and construction are still in place and functional as intended.

These could be as simple as exit lights or clogged exit corridors. Electrical wiring and fixtures, as well as plumbing cross-connections, are possible life-safety problem areas and will be checked. A separate permit and additional fees may be required to incorporate alterations or repairs to plumbing, electrical, mechanical or building areas of concern. If a permit is issued for renovations to the building, the safety inspection will be included.



PERMITTED USES OF A HOME OCCUPATION

A home occupation is allowed as an accessory use in a bona fide dwelling unit or accessory building on the same lot as the main building in the agricultural or residential zoning districts, per Section 10.01.06 of the Lake County Land Development Regulations.

PERMITTED HOME OCCUPATIONS INCLUDE

- Professions such as physician, veterinarian, attorney, architect, engineer, accountant, clergyman and other professions for consultation but not general office practice.
- The creation of arts and crafts when such activities do not create noise, vibration, smoke, heat, dust, glare, odors, electrical interference, any of which is offensive to the neighborhood.
- Domestic crafts such as sewing, weaving, washing and ironing.
- Educational activities such as private tutoring and instruction (limited to three pupils at any one time).
- Artistic and handicrafts such as painting, sculpture, pottery, and stained glass.
- Daycare, limited to five children at any one time.
- Telephone for an address of convenience.
- The following are not considered home occupations: beauty shops, barbershops, public dining facility or tearoom, antique or gift shops, photography studio, fortune telling or similar activity, outdoor repair, auto repair, food processing or retail sales.

REQUIREMENTS OF A HOME OCCUPATION

The following requirements for home occupation apply:

- One individual outside the immediate family may assist in the operation of the home occupation.
- The use of a dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character of the structure.
- There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation, other than one sign not exceeding 1 square foot in area, non-illuminated, mounted flat against the wall or window of the principal building at a position not more than 2 feet from the main entrance of the residence.
- The area devoted to the home occupation shall not be the dominant use of the building.
- No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood.
- No chemical, electrical or mechanical equipment is to be stored except that which is normally used for purely domestic, household purposes.
- Outdoor storage of materials shall not be permitted nor shall a display of products be visible from the street.